392 Saddleworth Road, Greetland, Halifax, HX4 8NF

Auction Guide £150,000

bramleys

FOR SALE BY ONLINE AUCTION / GUIDE PRICE: £150,000

(£15,000 Bidder Security required on this Lot - to be paid direct to Bramleys)

BIDDING OPENS: 12PM - Wednesday 7th October, 2026

BIDDING ENDS: 12PM - Thursday 8th October, 2026

(*Please ensure you create your auction account by 5pm on (Friday 2nd October) with 2 forms of valid ID - if you intend to bid on the property. As we will need to request source of funds prior to bidding opening and also request the bidder deposit. Any registrations after this time, may not be authorised for bidding).

ALL PROSPECTIVE BIDDERS ARE REMINDED TO READ THROUGH THE T&C'S PRIOR TO BIDDING

Situated within the sought after village of Greetland, is this semi-detached bungalow which presents an exciting opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property offers a solid foundation for modern living. Please note, access to the property is pedestrian access only. The potential to convert the loft space into additional living accommodation, subject to the necessary planning consents, adds to the allure of this residence.

While the property does require a comprehensive programme of modernisation and improvement works, it is this very aspect that allows for personalisation and the chance to truly make it your own. Once completed, this bungalow could transform into a highly desirable home, perfectly suited to the needs of contemporary life.

Situated in a much sought-after location, residents will benefit from nearby amenities and easy access to neighbouring villages and towns, making it an ideal spot for families and professionals alike. The vibrant community and picturesque surroundings further enhance the appeal of this property.

An internal viewing is essential to fully appreciate the potential that this bungalow has to offer. With a little vision and effort, this could be the perfect place to call home in the heart of Greetland.

GROUND FLOOR:

Enter the property through a timber and glazed access door into:-

Entrance Hall

With a central heating radiator and in turn leads through to the lounge. There is also access to a sizeable loft space by way of a retractable ladder.

Lounge

17'2" x 14'0" (5.23m x 4.27m)

With a bay window to the front elevation and 2 central heating radiators.

Kitchen

13'5" x 10'10" (4.09m x 3.30m)

Fitted with wall and base cupboards, electric cooker point, inset stainless steel sink unit, windows to both front and rear, and plumbing for a washing machine.

Bedroom 1

14'11" x 14'0" (4.55m x 4.27m)

With a central heating radiator.

Bedroom 2

10'10" x 9'11" (3.30m x 3.02m)

Having a central heating radiator and built-in cupboards.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath.

Side Entrance Porch

A useful additional space, with door into the kitchen and 2 built-in storage cupboards.

LOFT:

Offering the potential to convert into spacious living accommodation (subject to any necessary planning consents)

Room 1

22'11" x 13'2" (6.99m x 4.01m)

Room 2

15'0" x 7'7" (4.57m x 2.31m)

Eaves Storage

9'6" x 9'10" (2.90m x 3.00m)

OUTSIDE:

There are spacious gardens to the front, side and rear, with pedestrian access to the property only.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

TENURE:

Freehold

COUNCIL TAX BAND:

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ONLINE AUCTIONS BUYING GUIDE:

Please use the following link to view Bramleys online auctions buying guide which gives full details on the buying process:- https://www.bramleys.com/files/Online-Auctions-Buying-Guide.pdf

FINANCE & SOURCE OF FUNDING:

HMRC require Estate Agents to ensure source of funding is provided by all those wishing to bid on an online auction. This is done to ensure that the funds being used are legitimate and are not subject to money laundering. Therefore, all registered bidders will be provided with a source of funding form to complete and evidence will be requested e.g. bank statements, sale completion letters, accountant letters, business accounts, ID and bank statements for additional parties who are lending funds....etc to prove where the funds are from and how long they have been held for. Any person who does not wish to provide this, are advised they will not be authorised to bid.

Bramleys DO NOT recommend purchasing a property with a mortgage due to the strict deadline of 20 working days to complete the purchase. If you successfully bid on the property and are unable to complete the purchase due to lack of funds, then this will result in breach of contract and financial penalties (as shown below).

CONTRACT:

The auction legal pack is available to view online, please access the auction portal through the auction lot on our website. If you have not registered with us before, then you will need to create a new account.

We advise all prospective bidders to pay close attention to all the documents within the legal pack.

The auction contract will need to be signed by the successful bidder within 24 hours of the auction ending.

LEGALLY BINDING BID:

Any bids received through the online auction platform are

legally binding and therefore cannot be withdrawn during the auction process.
If you are unsure for any reason prior to bidding at auction, you should either instruct a solicitor to look over the legal pack or alternatively direct your enquiry to the sellers solicitor.
Failure to complete on a purchase will result in financial penalties due to breach of contract.
Please ensure the name of the purchaser/company is correct on your registered auction account and the ID provided also links with this information.
As all details provided at the end of the auction will be added to the contract and sent to both sets of solicitors.
Persons bidding by proxy, must still provide ID for themselves and the person/company buying the auction lot.
Failure to provide the correct buyers information, can cause the auction contract to be invalid, meaning a potential loss of the deposit and further legal charges.

AUCTION 010 BIDDER SECURITY / DEPOSIT:

For this Lot, a Bidder Security of £10,000 will be held by Bramleys until the end of the auction sale.
The successful bidder will be automatically charged the £10,000 at the end of the auction and this will used as payment of the deposit (please ensure your account is authorised to spend this amount in one transaction through your bank/building society), however if the price goes above £100,000 then Bramleys will require an additional amount from the successful bidder to provide a full 10% deposit to the sellers solicitors.
Failure to pay the remaining balance within 24 hours of the auction finishing, will incur financial penalties (interest rate shown on auction contract), interest will be added to the remaining deposit balance until the full 10% has been paid.
The interest will be passed to the seller or persons entitled to it under the sales conditions.

PLEASE NOTE: Payments made to Bramleys via bank transfer will be returned within 48 hours of an unsuccessful bid. However, card payments can take between 5 and 7 working days. Therefore if you intend to bid in multiple auctions, we would advise using bank transfer in case you are unsuccessful in this auction.

BUYERS PREMIUM/ADMINISTRATION FEE:

The successful purchaser will be required to pay an auctioneers administration charge of £1,500 inc VAT for each lot purchased whether the lot is purchased at the auction, prior to or after the auction.
An invoice for the above amount will be sent to the successful bidder after the auction has ended. This payment is required to be paid within 24 hours of the auction ending.
This payment goes direct to Bramleys LLP and is non-refundable.

EXTRA CHARGES:

As per the auction contract, it states that the purchaser will pay £126.25 towards the local searches and this will be added to the final completion amount.

FINANCIAL PENALTIES:

Failure to complete a purchase on an auction property bought through Bramleys will result in breach of contract and will incur the following financial penalties:-
1) Loss of 10% deposit.
2) Loss of buyers premium.
3) Any and all costs for the Agents to re-list the property
4) The buyer will pay the difference in value, on resale of the property.
Failure to complete, will result in Bramleys and / or the sellers solicitors taking legal action to recover the amounts mentioned above due to breach of contract.

VENDORS SOLICITORS:

FAO: Ramsdens
94-96 Southgate
Elland
HX5 0ET
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Buyers must provide details of their chosen solicitor, so that in the event of winning a Lot Bramleys can initiate the necessary legal proceedings between both sets of solicitors.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.

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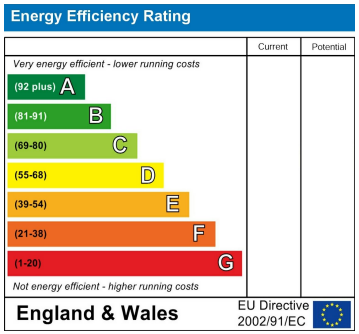
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND